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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
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MEETING DATE: JULY 10, 2019

SUBJECT: A. GP18-09 NEC WARNER AND RECKER ROADS: REQUEST FOR MAJOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 124.8 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF RECKER AND WARNER ROADS FROM 28.4 ACRES OF BUSINESS PARK (BP), 87.5 ACRES OF LIGHT INDUSTRIAL (LI) AND 8.9 ACRES OF COMMUNITY COMMERCIAL (CC) TO 30.9 ACRES OF LIGHT INDUSTRIAL (LI), 17.7 ACRES OF RESIDENTIAL > 8-14 DU/ACRE (R>8-14 DU/AC), 10.4 ACRES OF RESIDENTIAL > 5-8 DU/ACRE (R>5-8 DU/AC), AND 65.8 ACRES OF RESIDENTIAL > 3.5-5 DU/ACRE (R>3.5-5 DU/AC) LAND USE CLASSIFICATIONS.

B. Z18-19 NEC WARNER AND RECKER ROADS: REQUEST TO AMEND ORDINANCE NOS. 2261, 2378, AND 2448 PERTAINING TO THE ROCKEFELLER GROUP NORTH GATEWAY PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT, GENERALLY LOCATED AT THE NORTHEAST CORNER OF RECKER AND WARNER ROADS BY REMOVING FROM THE PAD APPROX. 124.8 ACRES OF REAL PROPERTY CONSISTING OF 87.5 ACRES OF LIGHT INDUSTRIAL (LI), 28.4 ACRES OF BUSINESS PARK (BP), AND 8.9 ACRES OF COMMUNITY COMMERCIAL (CC) ZONING DISTRICTS; CREATING THE NEC WARNER AND RECKER ROADS PAD,

APPROVING A NEW DEVELOPMENT PLAN FOR THE NEC WARNER AND RECKER ROADS PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY FROM 87.5 ACRES OF LI, 28.4 ACRES OF BP, AND 8.9 ACRES OF CC, ALL WITH A PAD OVERLAY TO 30.9 ACRES OF LI, 17.6 ACRES OF SINGLE FAMILY - ATTACHED (SF-A), 30.4 ACRES OF SINGLE FAMILY – DETACHED (SF-D), 19.3 ACRES OF SINGLE FAMILY – 6 (SF-6) AND 26.5 ACRES OF SINGLE FAMILY – 7 (SF-7) ZONING DISTRICT, ALL WITH THE NEW NEC WARNER AND RECKER ROADS PAD OVERLAY.

STRATEGIC INITIATIVE: Community Livability

Approval of this major General Plan amendment and rezoning request will allow the landowner to develop a master planned community.

RECOMMENDED MOTION

A. No motion requested, and

B. No motion requested.

APPLICANT

Company: Withey Morris, PLC
 Name: Adam Baugh
 Address: 2525 E. Arizona Biltmore Cir A-212
 Phoenix, AZ 85016
 Phone: 602-230-0600
 Email: adam@witheymorris.com

OWNER

Company: Recker and Warner LLC
 Address: 17800 N Perimeter Dr. Ste 210
 Scottsdale, AZ 85255
 Phone: 480-860-2000
 Email: egrant4@simaz.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>Feb 3, 2003</i>	Town Council annexed 156.24 acres with case A06-17 (Resolution No. 1793)
<i>October 14, 2004</i>	Town Council approved Z06-68 (Ord. No 1860) rezoning approximately 78.7 acres from Maricopa County Rural -43 to Community Commercial and Business Park and Z07-72 (Ord. No 1861) rezoning approximately 77 acres from Maricopa County Rural – 43 to SF-D and MF/L with a PAD

<i>November 17, 2009</i>	Town Council approved case GP09-04 (Resolution No. 2996) changing the land use designation on 156 acres from Residential > 5-8 DU/Acre, BP, CC, GFC to Residential > 14-25 DU/Acre, CC, BP and LI and Z09-10 (Ordinance No 2261) rezoning 156 acres from SF-D, MF/L, BP and CC to MF/M, BP, CC, and LI with a PAD
<i>June 28, 2012</i>	Town Council approved GP12-02 (Resolution No. 3124) changing the land use designation on approximately 1.04 acres from LI, BP, and R>14-25 DU/Acre to Residential >14-25 DU/Acre and LI and Z12-03 (Ordinance No. 2378) rezoning approximately 34.1 acres from MF/M, BP and LI with a PAD to MF/M, BP and LI with a PAD to reconfigure the site.
<i>July 19, 2012</i>	Design Review Board approved DR12-07 approving the site plan, landscaping, and elevations for North Gateway Apartments (Liv Northgate)
<i>September 17, 2013</i>	Town Council approved a GP13-09 (Resolution No. 3195) and Z13-20 (Ordinance No. 2448) rezoning a portion of the Rockefeller Group North Gateway PAD from BP, LI and CC to BP, LI and CC
<i>November 5, 2018</i>	Planning Commission recommended approval of GP18-09
<i>December 6, 2018</i>	Town Council denied GP18-09
<i>December 20, 2018</i>	Town Council passed a motion (6-1 vote) to reconsider Council's action on December 6, 2018. It was requested that staff accept an amended application for future Planning Commission and Town Council consideration.

Overview

The subject site is 124.8 gross acres located at the northeast corner of Recker and Warner Roads. The applicant is requesting a Major General Plan amendment to change the land use classification of approx. 124.8 acres from 28.4 acres of Business Park (BP), 87.5 acres of Light Industrial (LI) and 8.9 acres of Community Commercial (CC) to 30.9 acres of Light Industrial (LI), 17.1 acres of Residential > 8-14 DU/Acre , 10.4 acres of Residential > 5-8 DU/Acre , and 65.8 acres of Residential > 3.5-5 DU/Acre land use classifications in order to develop a residential master planned community. In conjunction with the General Plan amendment a rezoning application has also been submitted consisting of 30.9 acres of Light Industrial (LI), 17.6 acres of Single Family - Attached (SF-A), 30.4 acres of Single Family – Detached (SF-D), 19.3 acres of Single Family – 6 (SF-6) and 26.5 acres of Single Family – 7 (SF-7) zoning district, all with a Planned Area Development (PAD) overlay.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Community Commercial, Residential > 14-25 DU/Acre and Residential > 2-3.5 DU/Acre	Multi Family/Medium (MF/M) and Single Family-Detached (SF-D) with a PAD	Liv Northgate Multi-family and Elliot Groves at Morrison Ranch single family residential
South	Community Commercial, Residential > 5-8 DU/Acre, Residential > 1-2 DU/Acre	Community Commercial (CC) and Single Family-Detached (SF-D) with a PAD and Maricopa County Airport District – 3 (AD-3)	Recker Road then Charter School, Residential and vacant land
East	Business Park (BP), Light Industrial (LI) and General Commercial (GC)	Business Park (BP), Light Industrial (LI) and General Commercial (GC) with a PAD	Vacant (Morrison Ranch Business Center)
West	Residential > 2-3.5 DU/Acre Residential > 3.5-5 DU/Acre	Single Family – 6 (SF-6) and Single Family – 10 (SF-10) with a PAD	Recker Road then Vacant (Lakeview Trails at Morrison Ranch)
Site	Business Park (BP), Light Industrial (LI) and Community Commercial (CC)	Business Park (BP), Light Industrial (LI) and Community Commercial (CC) with a PAD	Vacant

General Plan

The amendment proposes to modify the land use classifications from non-residential land uses to primarily residential land uses on an area greater than 40 acres; as such the proposal qualifies as a major General Plan amendment. State law requires that major amendments to the General Plan be presented and considered by the Town Council at a single public hearing during the calendar year in which the proposed amendment is requested. Applicants must demonstrate the merits of the proposed change as an improvement to or consistent with the General Plan. Town Council previously took action on this item in December 2018 and subsequently reconsidered, so that an amended application for GP18-09 could be submitted. In September/October 2019, staff anticipates the Planning Commission will provide a recommendation for Town Council consideration.

The site is located within the Power Road Growth Area. Per the General Plan *“The Phoenix-Mesa Gateway Airport, directly to the east, is the catalyst for development within this area. With quick transportation access to the Santan Freeway and the Power Road Corridor, the focus of this Growth Area is industrial and business park employment supported by commercial shopping centers.”*

The site is currently made up of a combination of Business Park, Light Industrial and Commercial land use designations. The applicant is requesting an amendment to Residential > 8-14 DU/Acre, Residential > 5-8 DU/Acre, Residential > 3.5-5 DU/Acre and Light Industrial (LI) to allow for the development of a residential master planned community.

Land Use	Existing Acres	Proposed Acres	Amount of change
Business Park	28.4	0	-28.4
Light Industrial	87.5	30.9	-56.6
Community Commercial	8.9	0	-8.9
Residential > 8-14 DU/Acre	0	17.7	+17.7
Residential > 5-8 DU/Acre	0	10.4	+10.4
Residential > 3.5-5 DU/Acre	0	65.8	+65.8
	124.8	124.8	

Since the applicant's original application that was previously reviewed by the Planning Commission and Town Council, adjustments have been made to retain 30.9 acres of Light Industrial along Warner Road. This maintenance of some employment land use better aligns with the goals and policies of the General Plan and the Power Road Growth Area. As such the applicant has indicated the project complies with the following General Plan policies (applicant comments in *italics*):

- Land Use Goal 1.0 – Policy 1.5: Designate and protect sites for employment uses in appropriate locations to increase the Town's employment base
 - *Extensive market research was conducted for market viability, the land plan extends the employment use further west along Warner Road, and approximately 700 feet deeper along the eastern edge. The industrial consultants indicated the marketing window frontage along Warner was more likely to develop and attract flex industrial users rather than along the length of the entire eastern edge where there is no visibility*
- Economic Development Goal 1.0 – Policy 1.5: encourage the protection and expansion of the land (and/or densities) designated in the General Plan for employment uses.
 - *The 30 acres set aside have the greatest chance of developing employment uses given its arterial frontage, closer proximity to Power Road, it's adjacency to the employment zoning to the east. The depth of the proposed employment area also represents an optimal employment scenario and building layout that accommodates the necessary drive aisles, widths, loading areas, truck cells, building size, parking and more. The site, parking and buildings have also been designed to attract whole office users*
- Community Design Goal 8.0 – Policy 8.1: Encourage maximum use of landscaping to buffer employment uses from adjacent non-employment uses, identify prominent areas for the display of public art and provide adequate amenity areas for employees.
 - *Increased setbacks, landscape buffers, and roadways are strategically placed to ensure the adjacent zoning is not impacted by this proposal.*
- Land Use and Growth Areas – Policy 1.3: Encourage residential development that allows for a diversity of housing types for all groups and is accessible to a range of income levels.

- *Development the interior of the Property for residential uses is compatible with the surrounding residential uses while also providing for a diversity of housing types (traditional residential, townhomes, and auto-court homes).*
- Community Design – Policy 1.3: Encourage residential/non-residential land use transitions that minimize negative impacts of commercial and industrial uses on adjacent residential uses.
 - *This is achieved through landscape buffers and tracts, pedestrian trail systems, roadway alignments, and more.*

Rezoning

The applicant is requesting the removal of approximately 124.8 acres from the Rockefeller Group North Gateway PAD and rezoning the subject 124.8 acres from 87.5 acres of Light Industrial (LI), 28.4 acres of Business Park (BP), and 8.9 acres of Community Commercial (CC) to 30.9 acres of Light Industrial (LI), 17.6 acres of Single Family - Attached (SF-A), 30.4 acres of Single Family – Detached (SF-D), 19.3 acres of Single Family – 6 (SF-6) and 26.5 acres of Single Family – 7 (SF-7) zoning district, all with the new NEC Warner and Recker Roads PAD in order to develop a residential master planned community.

As part of the Planned Area Development overlay request, the applicant is proposing several deviations to the base zoning district shown in the table below:

Project Data Table

Parcel	Zoning District	Lot Area (sf)	Width (ft)	Depth (ft)	Height / Stories	Coverage 1 story/ 2 story (%)	Front (ft)	Side (ft)	Rear (ft)
A	SF-A	1,050* 2000**	22* NA**	5* NA**	30/2* 36/3**	100* 65/55**	20 to driveway* 0 livable* 10**	0	0* 10**
B	SF-D	3000*	55* NA**	60* NA**	30/2* 36/3**	60/50*	*2 living; 18 **garage	5/5* 0/5**	5* 10**
C	SF-6	6000*	55	115* 100**	30/2*	45/40*	20 front facing garage;* 10 living/ porch/ side entry garage*	5/10*	20*
D	SF-7	7000*	60* 65**	120* 100**	30/2*	45/40*	20 front facing garage*; 10 living/ porch/	5/10*	25*

							side entry garage*		
E	SF-D	4000* 3000**	45* NA**	115* NA**	30/2* 36/3**	60/50*	20 front facing garage*; 10 living/ porch/ side entry garage*	5/5* 0/5**	20* 10**
F	LI	N/A	N/A	N/A	Per LDC	Per LDC	Per LDC	Per LDC	Per LDC

*Proposed Deviation

** LDC Standard

When this plan was originally presented to the Planning Commission and Town Council, staff had several concerns related to the development's impact on employment opportunities within the Power Road Growth area. One of these concerns was the impact that the proposed residential would have on the required setbacks for the adjoining employment land uses to the east. As part of the revised submittal package, the applicant has provided exhibits illustrating potential layouts for the development to the east that show increased building setbacks can be achieved with little impact to the overall site. Landscape setbacks, however, would still be increased as a result of the adjacent residential land uses proposed.

In terms of the development plan and layout itself, the project proposes a primary entrance from Recker Road. An additional access point, primarily intended for the townhome units, is also located along Recker Road. Warner Road shows three additional access points, one for the townhome units, one primary access for the light industrial development and a collector along the eastern boundary of the property that would serve both the light industrial as well as the residential. Additional points of access could be added for the light industrial; however, those shown on the development plan are only conceptual in nature and would be evaluated as part of a Design Review application as that site develops.

Central to the development is a large community park with off-street parking as well as a thorough trail network. The eastern portion of the site is laid out in a manner that minimizes potential impacts from future adjoining employment uses through the location of streets and landscape buffering. Staff is working with the applicant on improvements to the layout of on-street parking and refuse pick-up.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on June 13, 2019 at 6:00PM at the Southeast Regional Library. Approximately three residents attended the meeting. Attendees were primarily interested in details of the proposed project; no concerns were raised.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input on the deviation requests and overall layout.

Respectfully submitted,



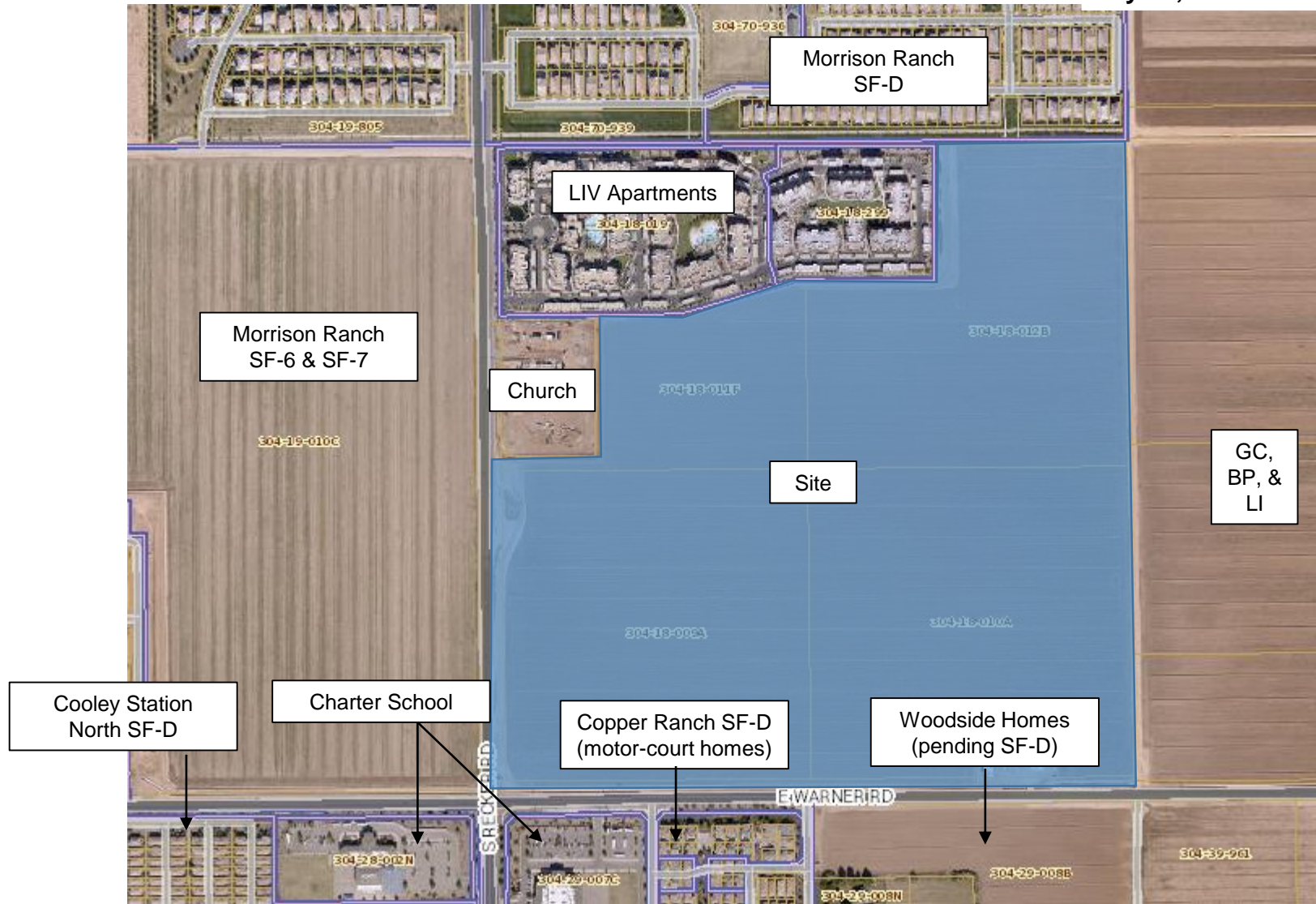
Ashlee MacDonald, AICP
Senior Planner

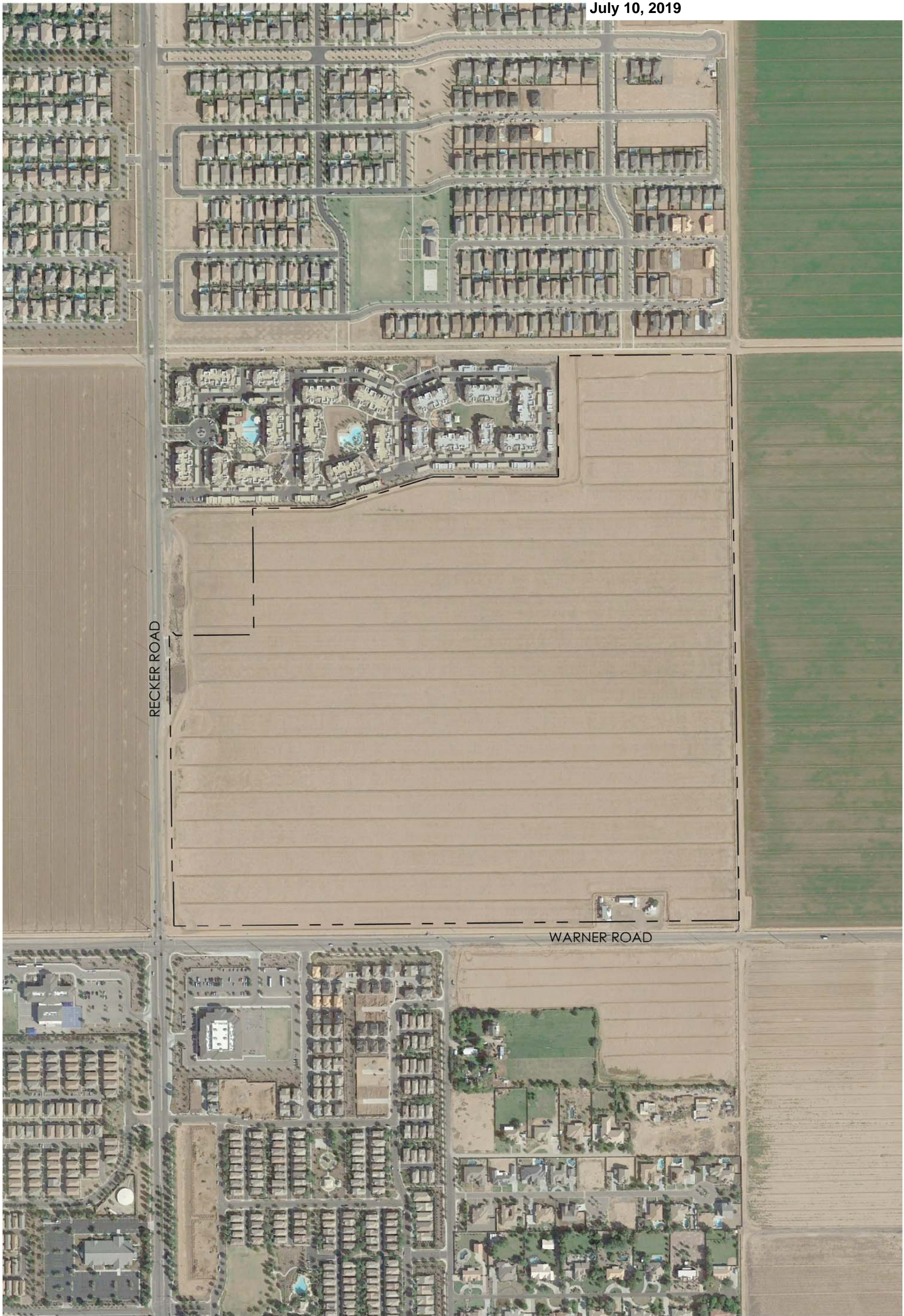
Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Development Plan

Surrounding Uses Map

GP18-09/Z18-19 NEC Warner and Recker Roads
Attachment 1: Vicinity Map
July 10, 2019



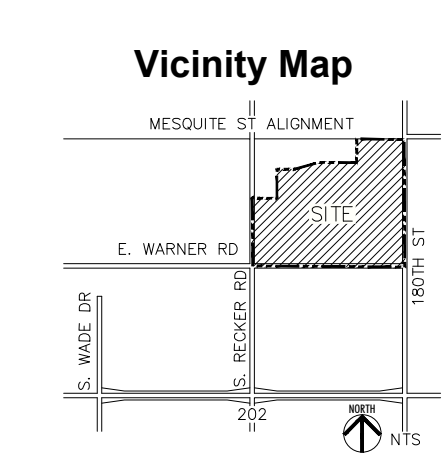
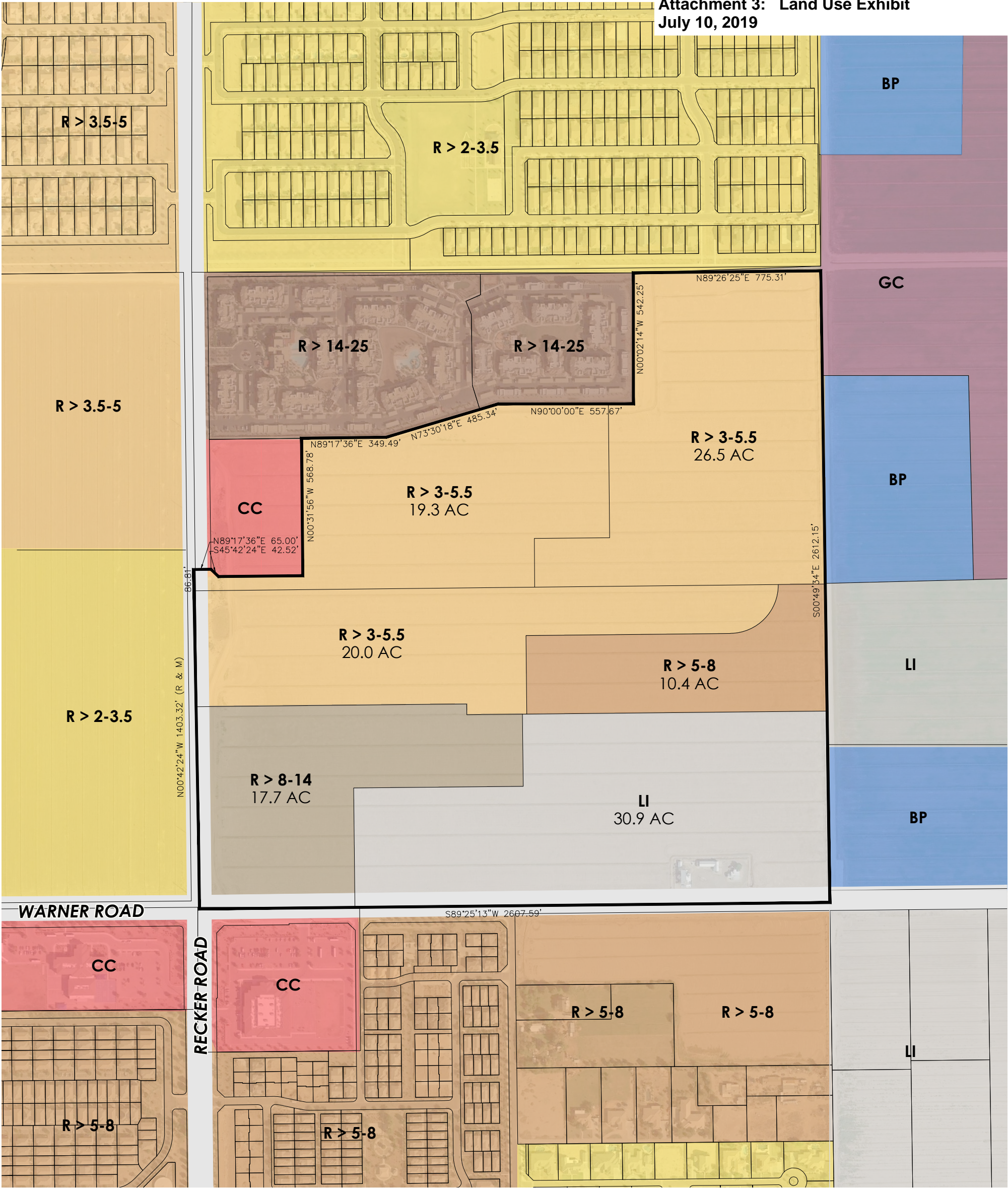


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WARNER & RECKER • AERIAL MAP
📍 Gilbert, Arizona
📅 2019-04-29
0536
👤 Lennar

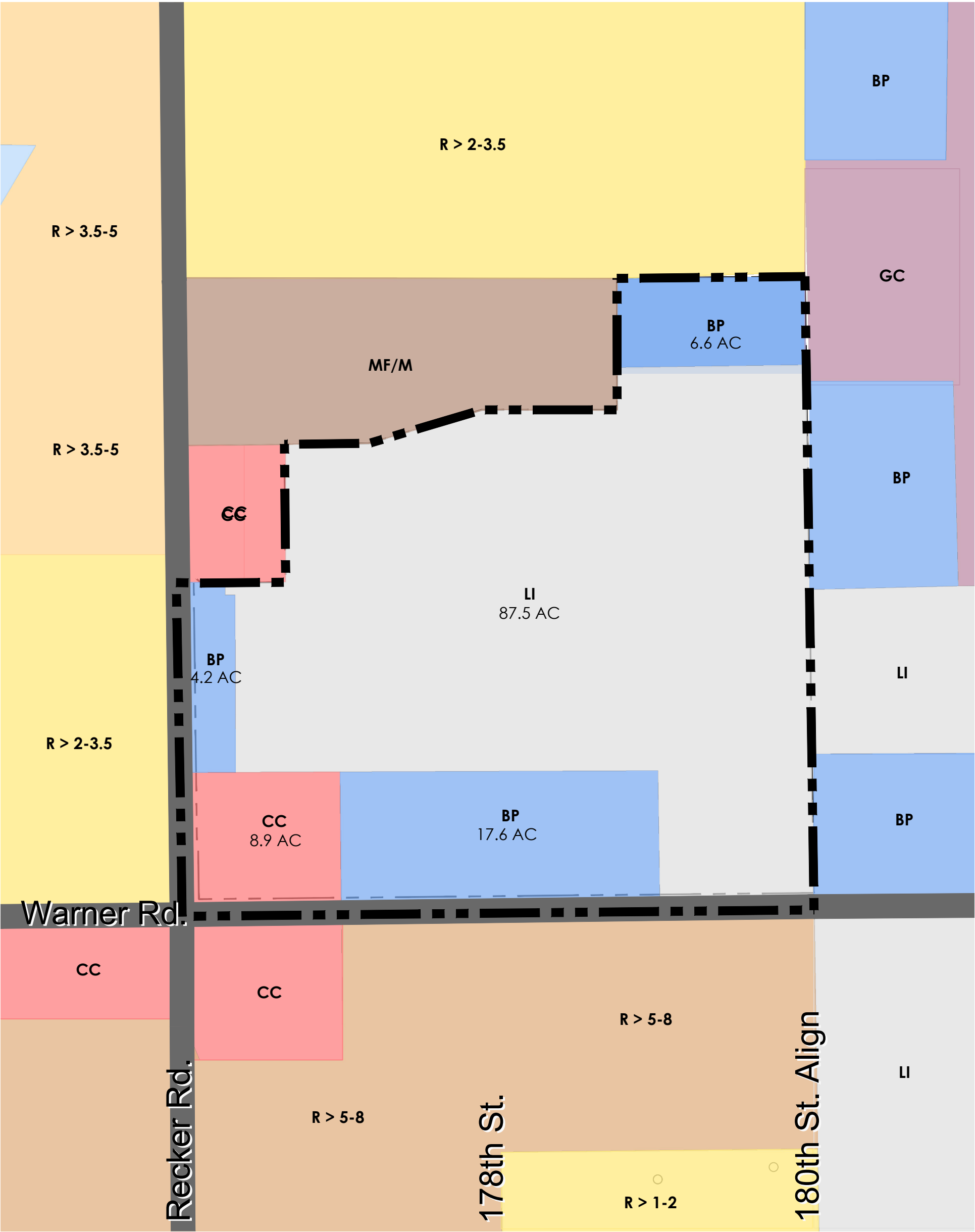




General Plan Table

Designation		Existing (Ac)	Proposed (Ac)	Difference (Ac)
	LI	87.5 Ac	30.9 Ac	-56.6 Ac
	BP	28.4 Ac	0 Ac	-28.4 Ac
	CC	8.9 Ac	0 Ac	-8.9 Ac
	R>8-14	0 Ac	17.7 Ac	+17.7 Ac
	R>5-8	0 Ac	10.4 Ac	+10.4 Ac
	R>3.5-5	0 Ac	65.8 Ac	+65.8 Ac

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Town of Gilbert General Plan Land Uses

<div></div> Residential >1 - 2 DU/Acre	<div></div> Community Commercial
<div></div> Residential > 3.5 - 5 DU/Acre	<div></div> General Commercial
<div></div> Residential > 5 - 8 DU/Acre	<div></div> Regional Commercial
<div></div> Residential > 8 - 14 DU/Acre	<div></div> Business Park
<div></div> Residential > 14 - 25 DU/Acre	<div></div> Public Facility/Institutional
	<div></div> Light Industrial

Existing Land Use Designation

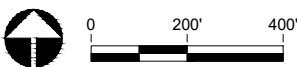
<div></div> Community Commercial	8.9	7.1%
<div></div> Business Park	28.4	22.8%
<div></div> Light Industrial	87.5	70.1%
<div></div> Project Boundary	TOTAL: 124.8	100%

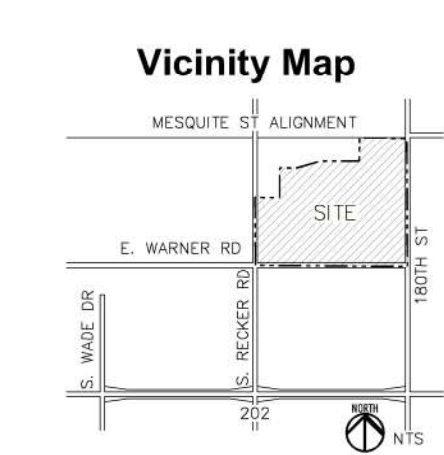
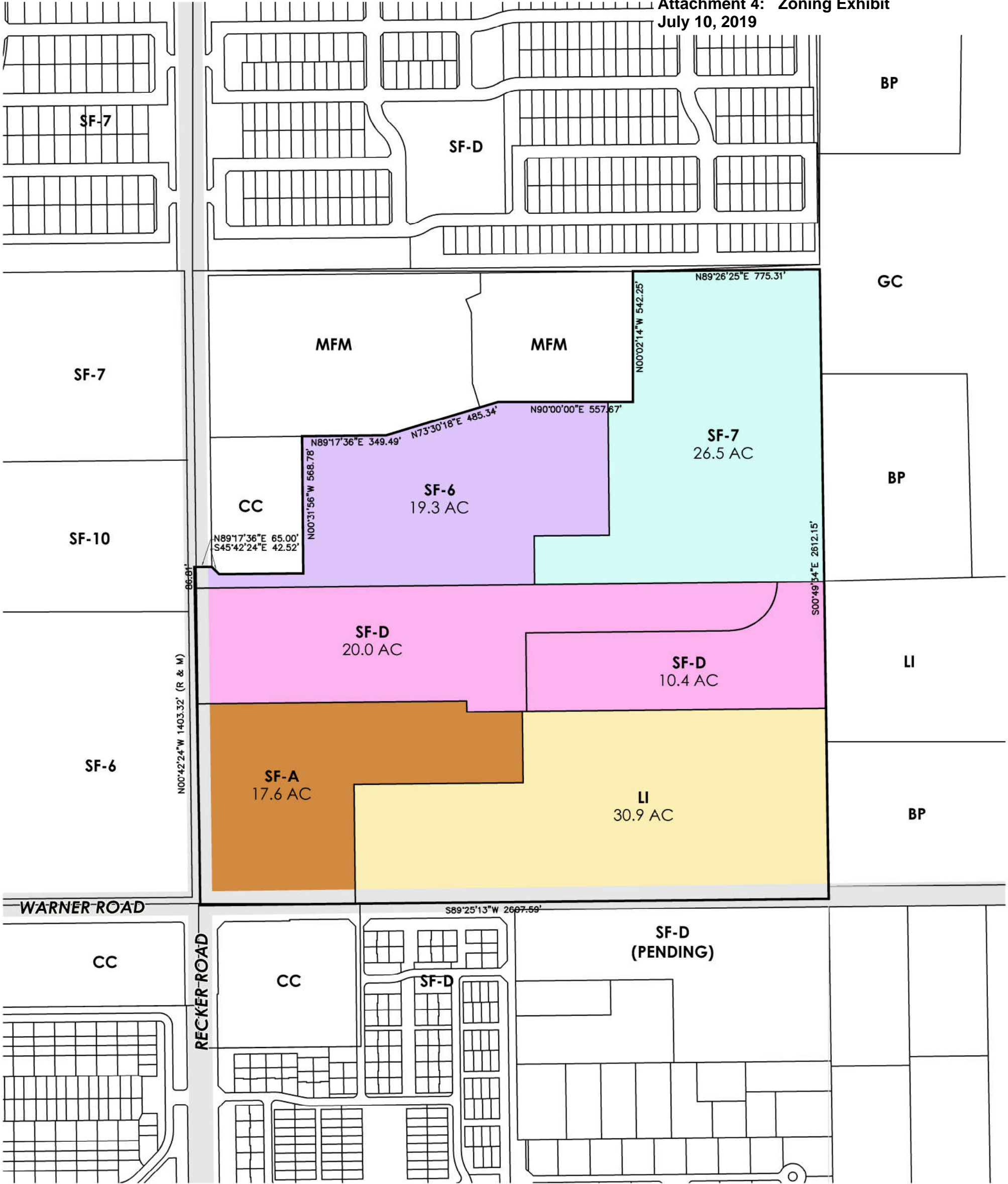
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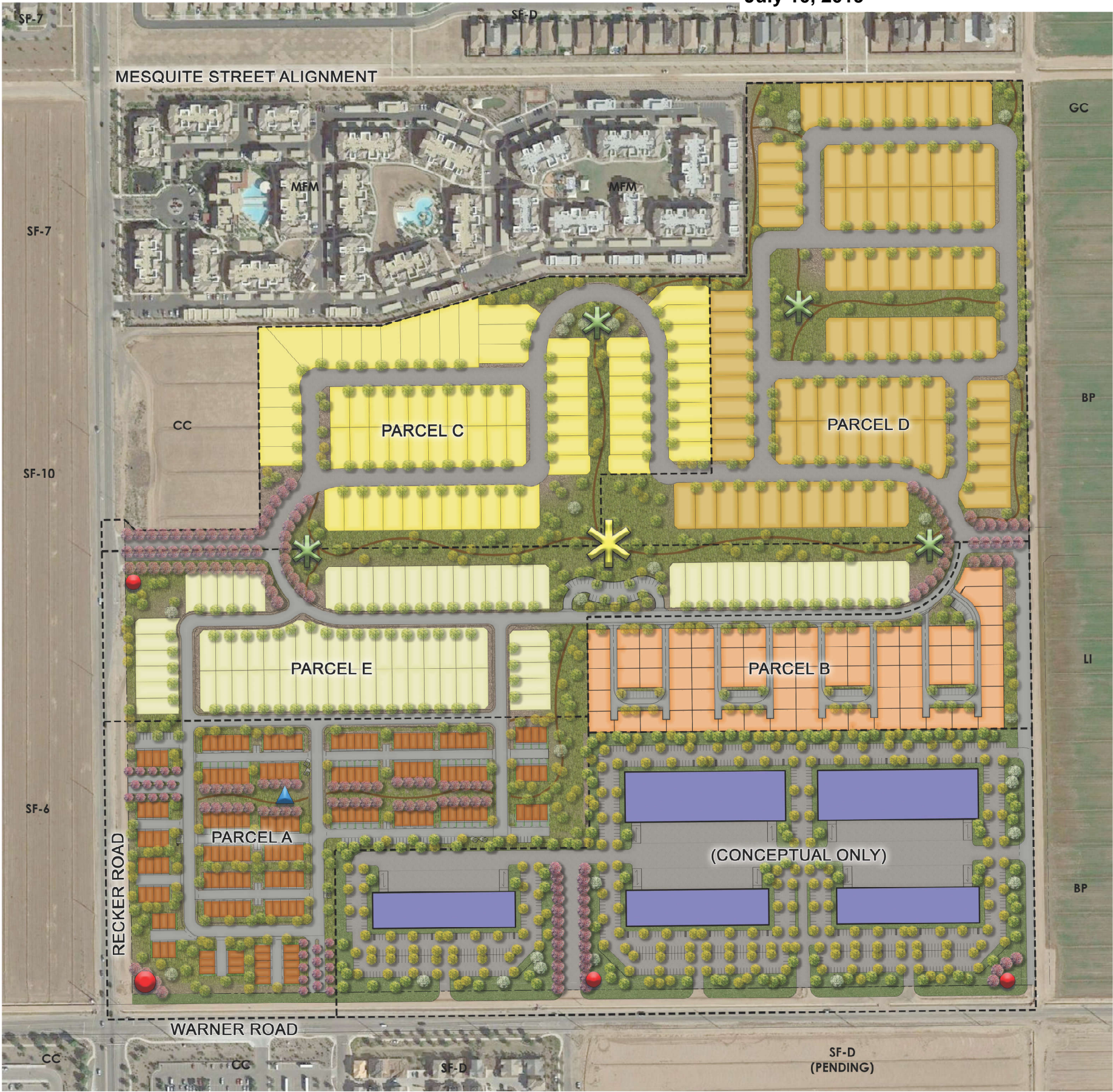




Zoning Plan Table

Designation	Existing (Ac)	Proposed (Ac)	Difference (Ac)
LI	87.5 Ac	30.9 Ac	-56.6 Ac
BP	28.4 Ac	0 Ac	-28.4 Ac
CC	8.9 Ac	0 Ac	-8.9 Ac
SF-A	0 Ac	17.7 Ac	+17.7 Ac
SF-D	0 Ac	30.4 Ac	+30.4 Ac
SF-6	0 Ac	19.3 Ac	+19.3 Ac
SF-7	0 Ac	26.5 Ac	+26.5 Ac

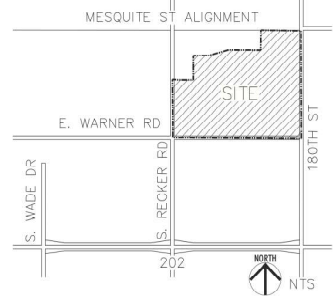
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Legend

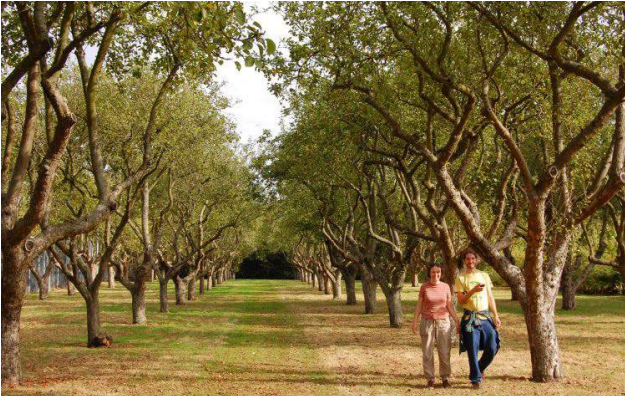
- Pocket Park
- Neighborhood Amenity
- Community Icon
- Community Park

Vicinity Map



		Site Data							
Parcel	Use	Proposed Zoning	Gross Area	Net Area	Mix (Area)	Units	Mix (Units)	Gross Density	Net Density
A	Row Townhomes	SF-A	18.4 Ac.	16.2 Ac.	14.7%	171	35.3%	9.3 DU/Ac.	10.6 DU/Ac.
B	Motor Court	SF-D	10.4 Ac.	9.9 Ac.	8.3%	75	15.5%	7.2 DU/Ac.	7.6 DU/Ac.
C	55' x 115'	SF-6	19.5 Ac.	19.4 Ac.	15.6%	71	14.7%	3.6 DU/Ac.	3.7 DU/Ac.
D	60' x 120'	SF-7	26.5 Ac.	26.5 Ac.	21.2%	86	17.8%	3.2 DU/Ac.	3.2 DU/Ac.
E	45' x 115'	SF-D	19.6 Ac.	18.9 Ac.	15.7%	81	16.7%	4.1 DU/Ac.	4.3 DU/Ac.
Residential Totals			94.4 Ac.	90.9 Ac.	75.6%	484	100.0%	5.1 DU/Ac.	5.3 DU/Ac.
F	Light Industrial	LI	30.4 Ac.	26.5 Ac.	24.4%				
	ROW - Misc		0.0 Ac.	7.4 Ac.					
Total			124.8 Ac.	124.8 Ac.	100%				

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WARNER MEADOW • ENTRY MONUMENTATION - PLAN

- 📍 Gilbert, AZ
- 📅 June 28, 2019
- # 18000536
- 👤 Lennar



